



Crew Partnership

Burton · Estate · Agents



**62 BELVEDERE ROAD
BURTON-ON-TRENT
DE13 0RQ**

LARGE VICTORIAN END OF TERRACE FAMILY HOME WITH 4 GOOD SIZED BEDROOMS AND PARKING TO THE REAR! Entrance Hall with Minton Tiled flooring, Lounge open plan to Dining Room, 16ft Fitted Kitchen. Landing, 4 Bedrooms and a Bathroom. UPVC DG + GCH. Private Side Entry. Outside Store Room, WC and WORKSHOP/SHED (with lighting and electrics). Front and Rear Gardens. Vehicular access to the rear leading to Gated Access to parking for two cars (easily extendable to provide more). POPULAR ROAD

£255,000 FREEHOLD

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<http://www.crewpartnership.co.uk>

NEED TO SELL?

When thinking of selling in today's market ensure you have THE BEST PROPERTY DETAILS IN TOWN! Crew Partnership produce only the best as you can see in front of your eyes. Floorplans are essential, your buyer always prefers to see the property layout. Also PLENTY OF PHOTOS shows our commitment towards selling property. ENSURE WE ARE ONE OF THE AGENTS VALUING YOUR PROPERTY.

DRAFT DETAILS ONLY

Please note these are draft details only as we are awaiting confirmation of their accuracy from the vendors. If any point is of particular importance to you please contact us for clarification prior to making any arrangements to view.

Ground Floor

Entrance Hall

Radiator, Minton tiled flooring, stairway galleried first floor landing, double glazed opaque door to front, doors to Lounge and Fitted Kitchen.



Lounge

12' 6" x 12' 9" (3.81m x 3.89m) UPVC double bay window to front aspect, gas fire set in feature surround, double radiator, coving to ceiling with ceiling rose, open plan to Dining Room.



Dining Room

3' 10" x 10' 5" (1.17m x 3.17m) Radiator, wood panelled walls, coving to ceiling with ceiling rose, uPVC double glazed door to rear garden.



Fitted Kitchen

16' 4" x 11' 9" (4.98m x 3.58m) Refitted with a matching range of base and eye level cupboards, 1+1/2 bowl sink unit with mixer tap, space for fridge/freezer, fitted electric oven, built-in five ring gas hob with extractor hood over, built in dishwasher & washing machine, two uPVC double glazed windows to side aspect, radiator with wall mounted gas combination boiler serving heating system and domestic hot water.



Entry

Doors front and back allowing private and easy access to the rear of the property

First Floor

Landing

Loft hatch, doors to all Bedrooms, Bathroom and two storage cupboards..



Master Bedroom

15' 11" x 12' 10" (4.85m x 3.91m) UPVC double glazed window to front aspect, radiator.



Second Bedroom

14' 3" x 12' 10" (4.34m x 3.91m) UPVC double glazed window to rear aspect, fitted bedroom suite range of wardrobes, double radiator.



Third Bedroom

11' 1" x 8' 7" (3.38m x 2.62m) uPVC double glazed window to rear aspect, double radiator, door to storage cupboard.



Fourth Bedroom

12' 5" x 7' 8" (3.78m x 2.34m) UPVC double glazed window to front aspect, radiator



Bathroom

Fitted with three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin and low-level WC, tiled surround, uPVC opaque double glazed window to side aspect, radiator.



Outside

Front and Rear Gardens

Established gardens with a variety of shrubs, mainly laid to lawn, gated access to the rear leading to secure driveway for two cars (easily extendable for further vehicles). Outside Store Room, WC and water tap. External Workshop/Shed 16' 0" x 8' 0" (4.88m x 2.44m) fitted with lighting and electrics.



Additional Information

This property benefits from being close to the hospital, local convenience shops, bus routes, the local school and only a short walk into the town centre.

Superfast broadband is available.

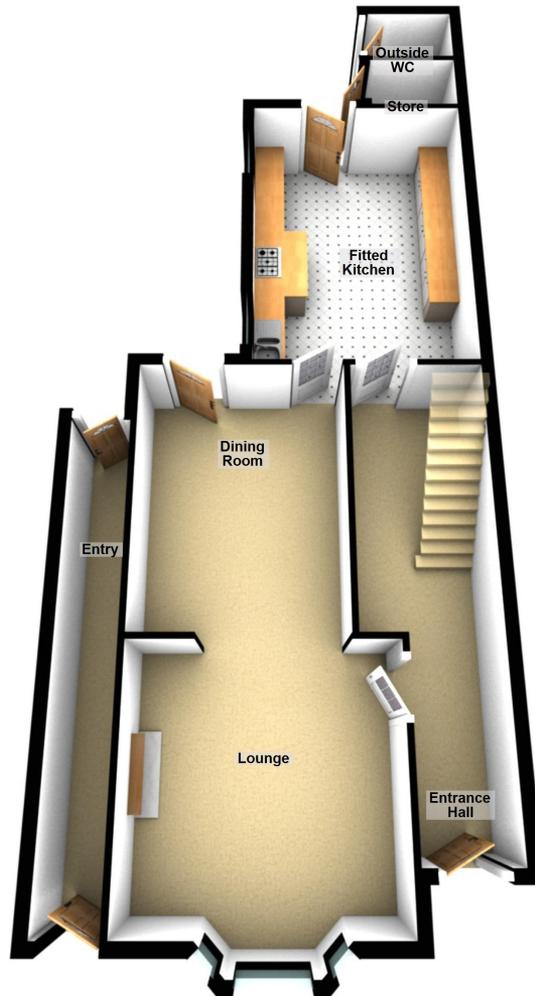
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor

